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For its claim against the defendant real properties, One Residential Property 1. Located at 30220 Cool Valley Lane, Valley Center, CA, and All Improvements and Appurtenances Affixed Thereto, One Residential Property Located at 681 Douglas Avenue, San Marcos, CA, and All Improvements and Appurtenances Affixed Thereto, and One Residential Property Located at 1228 Corte Bello, San Marcos, CA, and All Improvements and Appur-

DMM:mia

AN EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE WESTERLY 40,00 FEET OF PARCEL 4 OF PARCEL MAP NO. 2282, ACCORDING TO THE MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, ON JANUARY 24, 1974.

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1	PARCEL E:
2	AN EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT TO CONVEY TO OTHERS
3	FOR ANY FUTURE DIVISION OF SAID LAND INCLUDING BUT NOT LIMITED TO SAN DIEGO GAS AND ELECTRIC COMPANY OVER,
4	UNDER, ALONG AND ACROSS THOSE PORTIONS OF PARCELS 1, 2
5	AND 4 OF PARCEL MAP 6612, DESIGNATED AS "PROPOSED 40.00 FOOT PRIVATE ROAD AND UTILITY EASEMENT" AS SHOWN AND DELINEATED ON SAID PARCEL MAP NO. 6612.
6	DELINEATED ON SAID FARCEL WAI NO. 0012.
7	The 681 Douglas Avenue, San Marcos, CA property ("Count Two Defendant Property")
8	is more particularly described as:
9	ASSESSOR'S PARCEL NO. 226-500-44-00
10	LOT 71 OF LANCER PARK UNIT NO. 4, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
11	MAP THEREOF NO. 7437, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 15, 1972.
12	RECORDER OF SAIN DIEGO COUNTT, BET TEMBER 13, 1772.
13	The 1228 Corte Bello, San Marcos, CA property ("Count Three Defendant Property") is
14	more particularly described as:
15	ASSESSOR'S PARCEL NUMBER: 218-400-16
16	LOT 16 OF SAN MARCOS TRACT NO. 302, PALOMA - AREA 13, UNIT NO. 1, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO,
17	STATE OF CALIFORNIA, ACCORDING TO MAP THERE OF NO. 12262, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO
18	COUNTY, NOVEMBER 10,1988.
19	EXCEPT THERE FROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF
20	SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.
21	TROVIDED IN DEEDS OF INDOCES.
22	2. This Court has jurisdiction under Title 28, United States Code, Sections 1345 and
23	1355, Title 21, United States Code, Section 881(a)(7) (forfeiture of property used in any manner
24	to commit or facilitate the commission of an illegal controlled substances offense) and Title 18,
25	United States Code, Section 985 (civil forfeiture of real property).
26	3. Venue is proper pursuant to Title 28, United States Code, Section 1391 because the

defendant real properties are located within the jurisdiction of this Court and the acts which give

rise to the forfeiture of the defendant real properties to the United States occurred within the Southern District of California.

4. In November 2006, agents with the Department of Homeland Security received information from a confidential source that one Rex Costales ("Costales") was engaged in the cultivating of marijuana at his residence. The confidential source had provided reliable information to agents in the past. The source indicated that Costales grew the marijuana at his home, in a children's dollhouse located in the back yard. Agents were told that Costales grew about 40 plants at a time. Property records indicated that Costales owned two single-family residences, one located at 30220 Cool Valley Lane in Valley Center, and the other at 681 Douglas Avenue in the City of San Marcos.

Agents went to 681 Douglas Avenue and observed an outbuilding at the far southeast corner of the back yard. The outbuilding had blacked-out windows and power running to it from the main residence. There was also another outbuilding on the property; however, the windows of that outbuilding were not blacked out, and gardening tools could be observed inside the building. This was consistent with a marijuana grow based on the agents' training and experience. Agents spoke to a neighbor who indicated that they occasionally smelled the odor of marijuana coming from the direction of 681 Douglas Avenue. They also stated there were guests frequently coming to and from the residence.

In February 2007, additional information was received that Costales was currently supplied with marijuana which he was selling for \$4,000.00 a pound. Also in February 2007, agents went to speak with neighbors of the 30220 Cool Valley Lane property. Agents learned there was usually someone at the residence only about once a week. Most of the time Costales came by himself, and did not stay very long.

In March 2007, the confidential source identified Costales in a photographic lineup as the individual he knew to sell marijuana. The source stated he had been in the room during one particular sale that month. Additional information was provided that Costales was selling marijuana in April 2007 for \$2,600.00 for one-half pound. It was also relayed that Costales kept the money from his marijuana transactions in his home.

Agents issued subpoenas to San Diego Gas and Electric ("SDG&E") and the Valley Center Water District in regard to 30220 Cool Valley Lane. The information obtained indicated an excessive amount of electricity used at the address in relation to the amount of time spent there, and in comparison to nearby homes. The neighboring 30240 Cool Valley Lane is a larger house and has a swimming pool, yet the Costales residence at 30220 Cool Valley Lane routinely used more than twice the electricity. Agents also learned that Costales paid his SDG&E bills in cash at the branch office. The water consumption for the residence was extremely low in comparison to area residences, with only one or two units used every month, compared to eleven to over one hundred units being used by the other residences.

Since the initial investigation, agents have conducted several surveillances at 30220 Cool Valley Lane and have always found the appearance of the dwelling to be the same. The shades are drawn, there is no activity around the house, and no observable hours of employment. Based on the agents' training and experience, this is consistent with signs of operating an indoor marijuana operation.

On December 13, 2007, agents from U.S. Immigration and Customs Enforcement (ICE), the San Diego County Sheriff's Office (SDSO), and other law enforcement agencies served California State search warrants on residences located at 30220 Cool Valley Lane, Valley Center, County of San Diego, California (Cool Valley Lane property) and 681 Douglas Avenue, San Marcos, County of San Diego, California (Douglas Avenue property). ICE and SDSO officers discovered a sophisticated marijuana cultivation operation inside the Cool Valley Lane property and seized approximately 210 marijuana plants from that location. ICE and SDSO officers seized approximately 37 marijuana plants and a large plastic garbage bag filled with marijuana buds from the Douglas Avenue property. Both houses belong to Rex COSTALES.

Prior to serving those search warrants, ICE agents had utilized an electronic tracking device and physical surveillance to monitor the movements of COSTALES and his vehicle. ICE agents observed COSTALES frequently traveling to and from a third residence located at 1228 Corte Bello, San Marcos, County of San Diego, California (Corte Bello property). At approximately the same time, agents observed COSTALES traveling to and from an industrial park which housed a

local hydroponics gardening store. Agents suspected that, following the San Diego wildfires in October 2007, COSTALES may have moved a portion of his marijuana growing operation, or started an additional marijuana grow operation, in the Corte Bello property. This property belongs to COSTALES' brother, Melecio COSTALES, and their mother, Erlinda COSTALES.

On the morning of December 13, 2007, while agents were serving California State search warrants at the Cool Valley Lane property and the Douglas Avenue property, other ICE agents were conducting surveillance on the Corte Bello property. Following the discovery of the marijuana growing operations at the two properties belonging to Rex COSTALES, ICE agents approached the Corte Bello property. As the agents approached the property, they were greeted by Melecio COSTALES, who had emerged from the residence's open garage door. An ICE special agent immediately smelled the odor of marijuana emanating from the residence.

The ICE agents asked for and received consent from Melecio COSTALES to enter and search the Corte Bello property. Upon entering the residence, Melecio COSTALES and the ICE agents walked upstairs to the second floor of the residence. ICE agents again smelled the odor of marijuana. Upon opening the door to an upstairs bedroom, the agents observed marijuana growing equipment. When agents opened the door to the Corte Bello property's master bedroom, they discovered a marijuana cultivation operation.

After the ICE agents had discovered the marijuana growing operation, Melecio COSTALES told the agents that he would not sign a consent form allowing them to search the Corte Bello property. He also stated that he wanted to speak with an attorney. At this point, the agents secured the property and sought a California State search warrant for the Corte Bello property. While securing the garage door pending the approval of the search warrant, the agents observed an additional marijuana cultivation operation in the residence's garage.

ICE agents and SDSO officers obtained a California state search warrant for the Corte Bello property and conducted a thorough search of the premises. The agents seized 104 plants and various marijuana growing equipment from the Corte Bello property.

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1		<u>COUNT ONE</u>
2		30220 Cool Valley Lane, Valley Center, CA
3		("Count One Defendant Property")
4	5.	Paragraphs 1-4 are hereby realleged and incorporated as a part hereof.
5	6.	On or before December 13, 2007, the Count One Defendant Property was used to
6	commit or fa	acilitate the commission of an illegal controlled substances offense in violation of
7	Title 21, Uni	ted States Code, Section 881(a)(7).
8	7.	By virtue of the aforementioned acts and premises alleged herein, the Count One
,9	Defendant Pr	roperty is subject to forfeiture under Title 21, United States Code, Section 881(a)(7).
10	8.	The Count One Defendant Property is now and during the pendency of this action
11	in the jurisdi	ction of this Court.
12	9.	The estimated value of the Count One Defendant Property is approximately
13	\$603,000.	
14		COUNT TWO
15		681 Douglas Avenue, San Marcos, CA
16		("Count Two Defendant Property")
17	10.	Paragraphs 1-4 are hereby realleged and incorporated as a part hereof.
18	11.	On or before December 13, 2007, the Count Two Defendant Property was used to
19	commit or fa	acilitate the commission of an illegal controlled substances offense in violation of
20	Title 21, Uni	ited States Code, Section 881(a)(7).
21	12.	By virtue of the aforementioned acts and premises alleged herein, the Count Two
22	Defendant P	roperty is subject to forfeiture under Title 21, United States Code, Section 881(a)(7).
23	13.	The Count Two Defendant Property is now and during the pendency of this action
24	in the jurisdi	ction of this Court.
25	14.	The estimated value of the Count Two Defendant Property is approximately
26	\$468,000.	
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1	COUNT THREE
2	1228 Corte Bello, San Marcos, CA
3	("Count Three Defendant Property")
4	15. Paragraphs 1-4 are hereby realleged and incorporated as a part hereof.
5	16. On or before December 13, 2007, the Count Three Defendant Property was used
6	to commit or facilitate the commission of an illegal controlled substances offense in violation of
7	Title 21, United States Code, Section 881(a)(7).
8	17. By virtue of the aforementioned acts and premises alleged herein, the Count Three
9	Defendant Property is subject to forfeiture under Title 21, United States Code, Section 881(a)(7).
10	18. The Count Three Defendant Property is now and during the pendency of this action
11	in the jurisdiction of this Court.
12	19. The estimated value of the Count Three Defendant Property is approximately
13	\$528,000.
14	WHEREFORE, pursuant to 18 U.S.C. § 985, the United States does not request authority
15	from the Court to seize the defendant properties at this time. The United States will, as provided
16	by 18 U.S.C. § 985(b)(1) and (c)(1):
17	a. post notice of this Complaint on the defendant properties, and
18	b. serve notice of this action on the defendant properties' owners along with
19	a copy of this Complaint, and
20	c. file <u>lis pendens</u> notices in county records of the defendant properties' status
21	as defendants in this <u>in rem</u> forfeiture action.
22	The United States will also, as provided in 19 U.S.C. § 1606, appraise the defendant
23	properties.
24	Title 18 U.S.C. § 985(c)(3) provides that, because the United States will post notice of this
25	Complaint on the defendant properties, it is not necessary for the Court to issue arrest warrants in
26	rem, or to take any other action to establish in rem jurisdiction over the defendant properties.
27	

shall not be considered a seizure under this subsection."  DATED: December 14, 2007  KAREN P. HEWITT United States Attorney  DAVID M. McNEES Special Assistant U. S. Attorney	1	Title 18, United States Code, Section 985(b)(2) clearly states that "the filing of a lis pendens
KAREN P. HEWITT United States Attorney  DAVID M. McNEES Special Assistant U. S. Attorney  DAVID M. McNEES Special Assistant U. S. Attorney  Representation of the state of the	2	shall not be considered a seizure under this subsection."
United States Attorney  DAVID M. McNEES Special Assistant U. S. Attorney  B  DAVID M. McNeES Special Assistant U. S. Attorney  B  DAVID M.	3	DATED: December 14, 2007
DAVID M. McNEES Special Assistant U. S. Attorney  B  DAVID M. McNees B  DAVID M. McNees B  DAVID M. McNees B  DAVID M. McNees B  DAVID M.	4	KAREN P. HEWITT
DAVID M. McNEES Special Assistant U. S. Attorney  B  10  11  12  13  14  15  16  17  18  19  20  21  22  23  24  25  26  27	5	
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## VERIFICATION

I, Jeffrey L. Hall, hereby state and declare as follows:

- 1. I am a Special Agent with the Department of Homeland Security, U.S. Immigration and Customs Enforcement.
  - 2. I have read the foregoing complaint and know its contents.
- 3. The information in the complaint was furnished by official government sources. Based on this information, I believe the allegations in the complaint to be true.

I declare under penalty of perjury that the foregoing is true and correct, to the best of my knowledge and belief.

Executed on December 14, 2007.

Jeffrey L. Hall, Special Agent, Department of Homeland Security, U.S. Immigration and Customs Enforcement

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	COVER SHEET	A		
he JS-44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by localles of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket neet. (SEE INSTRUCTIONS ON THE SECOND PAGE OF THIS FORM.)				
I (a) PLAINTIFFS	DEFENDANTS	FILED		
UNITED STATES OF AMERICA	ONE RESIDENTIAL VALLEY LAME,	PROPERTY AT 30220 COOL VALLEY GENTER, ET AL. JMA		

COUNTY OF RESIDENCE OF FIRST LESS DEF TONT (IN U.S. PRAINTEF CASES ONLY) (b) COUNTY OF RESIDENCE OF FIRST San Diego LISTED PLAINTIFF (EXCEPT IN U.S. PLAINTIFF CASES) NOTE: IN LAND CONDEMNATION CASES USE THE LOCATION OF THE TRACT OF LAND INVOLVED (c) ATTORNEYS (FIRM NAME, ADDRESS, AND TELEPHONE NUMBER) ATTORNEYS (IF KNOWN) SAUSA DAVID M. MCNEES 880 FRONT STREET, ROOM 6293 SAN DIEGO, CA 92101-8893 (619) 557-5979 III. CITIZENSHIP OF PRINCIPAL PARTIES (PLACE AN X IN ONE BOX II. BASIS OF JURISDICTION (PLACE AN x IN ONE BOX ONLY) (For Diversity Cases Only) FOR PLAINTIFF AND ONE BOX FOR DEFENDANT PT DEF PT DEF Mu.s. Government ☐3Federal Question Citizen of This State □1 □1 Incorporated or Principal Place of Business in This  $\square_4$   $\square_4$ (U.S. Government Not a Party) Plaintiff □2 □2 Incorporated and Principal Place of Business in Another Citizen of Another □4Diversity (Indicate 2U.S. Government State Citizenship of Parties in Item Citizen or Subject of a  $\square_3$   $\square_3$  Foreign Nation **□**6 **□**6 III Foreign Country

IV. CAUSE OF ACTION (CITE THE US CIVIL STATUTE UNDER WHICH YOU ARE FILING AND WRITE A BRIEF STATEMENT OF CAUSE. DO NOT CITE JURISDICTIONAL STATUTES UNLESS DIVERSITY).

## TITLE 21. INTTED STATES CODE. SECTION 881(a)(7)

WANTED OF CUITS (DI	ACE AN X IN ONE BOX ON	п.у)		ı	
CONTRACT		RTS	FORFEITURE/PENALTY	BANKRUPTCY	OTHER STATUTES
110 Insurance Marine Miller Act Negotiable Instrument 150 Recovery of Enforcement of Judgment 151 Medicare Act 152 Recovery of Loans (Excl. Veterans)	PERSONAL INJURY  310 Airplane  315 Airplane Product  320 Assault, Libel 4  330 Federal Employers' Liability  340 Marine  345 Marine Product Liability	PERSONAL INJURY  362 Personal Injury- Medical Malpractice  365 Personal Injury - Product Liability  368 Asbestos Personal Product Liability  PERSONAL PROPERTY  370 Other Fraud	O 610 Agriculture  620 Other Food & Drug  625 Drug Related of Property 21 USC881  630 Liquor Laws  640 RR & Truck  650 Airline Regs  660 Occupational  690 Other	422 Appeal 28 USC 158   423 Withdrawal 28 USC   PROPERTY RIGHTS   820 Copyrights   830 Patent   840 Trademark   SOCIAL SECURITY   861 HIA (13958)   862 Black Lung (923)	400 State Reappointment 410 Antitrust 430 Banks and Banking 450 Commerce/ICC 460 Deportation 470 Racketeer Influenced Corrupt Organizations  810 Selective Service.
153Recovery of of Veterans Benefits   160 Stockholders Suits   Other Contract   195 Contract Product   REAL PROPERTY   210 Land Condemnation   220 Foreclosure   230 Rent Lease & 240 Tort to Land   245 Tort Product   290 All Other Real	355 Motor Vehicle  355 Motor Vehicle Liability  360 Other Personal  CIVIL RIGHTS  441 Voting  442 Employment  443  444 Welfare  440 Other Civil Rights	371 Truth in Lending 380 Other Personal Property Damage 385 Property Damage Product Liability  FRISONER PETITIONS  510 Motions to Vacate Habeas Corpus  530 General 535 Death Penalty 540 Mandamus & Other 550 Civil Rights 555 Prisoner Conditions	LABOR  710Fair Labor Standard 720 Labor/Mgmt. Relations  730 Labor/Mgmt. Disclosure Act  740 Railway Labor Act.  790 Other Labor  791 Empl. Ret. Inc.  Security Act	B63 DIWC/DIWE(405(g)) B64 SSID Title XVI B65 RSI (405(g)) PEDERAL TAX SUITS B70 TAXES (U.S. or Defendant) B71 IRS - Third Party 26 USC 7609	Exchange  875 Customer Challenge  891 Agricultural Acts  892 Economic  893 Environmental  894 Energy Allocation  895 Freedom of  900 Appeal of Fee Under Equal Access to  950 Constitutionality of
¶1 Original □2	X IN ONE BOX ONLY)  Removal	ed from	from another L	itigation Ju	7 Appeal to District dge from Magistrate dgment ly if demanded in

David Moher SIGNATURE OF ATTORNEY OF RECORD DAVID M. MCNEES, SAUSA